



Planning Communicator

A Publication of the Fairfax County Planning Commission

December 2011



After nearly 30 years, Braddock Member Suzanne Harsel Leaves Commission

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After nearly 30 years of service, Braddock member Suzanne F. Harsel will be leaving the Commission when her term expires on December 31. The Board of Supervisors appointed Ellen J. "Nell" Hurley to replace Harsel as the Braddock District representative at its December 6 meeting. Harsel was the member with the longest continuous service on the Commission. She was initially appointed to the Commission in April 1982 by then Supervisor Audrey Moore to complete the unexpired term of the former Annandale District representative. Supervisor Moore reappointed Harsel in January 1984 to her first four-year term. Supervisor Sharon Bulova then reappointed Harsel to subsequent terms in 1988,

1992, 1996, 2000, 2004 and 2008. In 1992 the Annandale District was renamed the Braddock District.

Harsel served as Planning Commission Secretary in 1983 and as Vice Chairman from

1984-1986. Elected Secretary again in 1989, she served for 22 consecutive years from 1989-2011. As Secretary, she was responsible for setting each meeting's agenda, recommending approval of meeting minutes and presiding over the Commission when the Chairman and Vice Chairman were unavailable.

During her tenure on the Commission, Harsel served as an active member of the following committees: Proffers, Anniversary, Development Criteria, Environment, Redevelopment and Housing, Transportation, Revitalization, Infill and Residential Development, Major Plan Review, Public Utilities, I-Districts, Mini-

Marts, 2232 Procedures, Capital Improvement Program, P-Districts, Policy and Procedures, Personnel and Budget, Seminar, Schools and Parks. She had served as Chair of the Schools Committee and as the Vice Chair and Chair of the Policy and Procedures Committee and Co-Chair of the Environment, Parks, and Heritage Resources Subcommittee during Planning Horizons.

Harsel graduated from Indiana University with a Bachelor of Science in Elementary Education. Prior to living in Fairfax County, she taught elementary school in Indiana, Germany and Maryland. Since living in Fairfax County, she has been a docent at the National Archives and managed the Virginia office of the Better Business Bureau. She retired from Fairfax County Public Schools as an Instructional Assistant. Harsel currently resides in the Country Club View community in the Braddock District.

Harsel will be honored at a banquet to be scheduled sometime in late Spring, 2012.



Three Commission Members Reappointed

At its meeting on December 6, the Board of Supervisors reappointed the following three Planning Commissioners for four-year terms:

- At-Large Commissioner James R. Hart was reappointed to his third term;
- Sully District Commissioner John L. Litzenger, Jr. was reappointed to his second term; and
- Lee District Commissioner James T. Migliaccio was appointed to his first full term after completing former Commissioner Rodney L. Lusk's term.

The reappointed members will be sworn in at the Commission meeting on Wednesday, January 18 by the Clerk of the Circuit Court, John Frey. All three terms will expire December 30, 2015.

Roundtable Update

The *Planning Commission Roundtable*, a 30-minute panel discussion on Cox Cable Channel 16, is broadcast every Thursday at 6:30 p.m. and Wednesday at 10:30 p.m. (if the Commission is not in session or the meeting has finished) and features various "experts" on land use-related issues of interest to Fairfax County residents. The *PC Roundtable* has over 70 topics since its inception in 2003. A summary of each broadcast is included on the Planning Commission Web site. All former broadcasts can be viewed at the Planning Commission Office, Suite 330, 12000 Government Center Parkway, Fairfax, VA 22035. In addition, beginning with the July/August 2009 broadcast, DVD copies can also be borrowed from the Commission Office's "video lending library." If interested, call the Commission Office at 703-324-2865. For summary information about previous *PC Roundtable* programs, visit www.fairfaxcounty.gov/planning/roundtable.pdf.



The three programs described below were broadcast from September 2011 – December 2011, with the most recent edition available via live video streaming during the scheduled Channel 16 broadcast times. The November/December telecast is also available anytime via Video on Demand on the county's Web site at:

http://www.fairfaxcounty.gov/cable/channel16/pc_roundtable.htm.

National Museum of the U.S. Army *Broadcast in September 2011*

This edition of the *Planning Commission Roundtable* featured an update on the planned National Museum of the United States Army to be located at Fort Belvoir. Joining Planning Commission Chairman Pete Murphy were: Brigadier General Creighton Abrams, U.S. Army Retired, Executive Director of the Army Historical Foundation; Jeb Bennett, Project Director of the National Museum of the United States Army; and Colonel David Fabian, U.S. Army Retired, Director of Communications and Public Affairs, Army Historical Foundation, as they discussed the type of exhibits that patrons can expect, and fundraising tools being implemented to pay for this first-ever US Army Museum.

Tysons Plan Implementation Process *Broadcast in October 2011*

This edition of the *Planning Commission Roundtable* featured an update on the Tysons Plan and its implementation process. Joining Planning Commission Chairman Pete Murphy were: At-Large Planning Commissioner Walter Alcorn, Commission Vice Chairman and Chairman of the Tysons Corner Committee; Fred Selden, Director, Department of Planning and Zoning; and Dan Rathbone, Chief, Transportation Planning Division, Department of Transportation, as they discussed implementing the Tysons Plan and the process for recommending a transportation financing plan.

The Tysons Partnership – What is it? *Broadcast in November/December 2011*

The current edition of the *Planning Commission Roundtable* features a discussion of the role of the Tysons Partnership and its relationship to the Tysons Plan. Join Planning Commission Chairman Pete Murphy are: At-Large Planning Commissioner Walter Alcorn, Vice-Chairman of the Commission and Chairman of the Tysons Corner Committee; Keith Turner, Vice President, Cityline Partners LLC; and Sol Glasner, Vice President, General Counsel and Corporate Secretary at MITRE Corporation as they discuss how this entity will help in the implementation of the Tysons Plan.

Land Use Applications Update

Three-Year Quarterly Comparison

As documented in Table 1 below, fewer Planning Commission meetings are consistently held during the third and fourth quarters (July through December) of each year due to the August recess and the holiday season.

Fewer speakers are expected as a result of fewer meetings during the second half of each year; however, an increase or decrease in the number of actions taken by the Planning Commission during any given time period cannot be predicted due to unexpected deferrals of scheduled public hearings and/or the volume of public facility applications.

Table 1. 2009 - 2011 Meeting Information

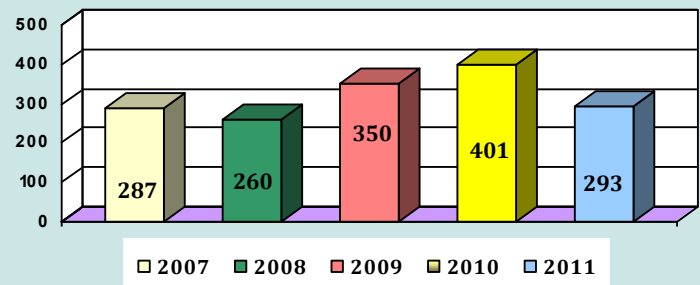
Quarters	2009		2010		2011	
	1 st & 2 nd (Jan. - June)	3 rd & 4 th (July - Dec.)	1 st & 2 nd (Jan. - June)	3 rd & 4 th (July - Dec.)	1 st & 2 nd (Jan. - June)	3 rd & 4 th (July - Dec.)
Meetings	26	20	28	15	21	16
Speakers	207	59	202	161	132	91
Actions	178	172	240	161	153	140

Five-Year Comparison of Land-Use Actions

Figure 1 shows land use actions for the last five years. In 2011, the number of land use actions was more consistent with the amount for years prior to 2009. The significant increase in 2009 and 2010 land use actions was due to the following:

- Public hearings and the mark-up session on BRAC-Related APR nominations (requiring VDOT analysis) occurred in 2009;
- Public hearings and the mark-up session on 2008-2009 North County APR nominations occurred in 2009 (those not requiring VDOT review) and 2010 (items subject to VDOT review);
- Public hearings on 2009-2010 South County APR nominations (not requiring VDOT review) occurred in 2010;
- Public hearings on the Tysons Plan Amendment (and related Zoning Ordinance Amendment) occurred in 2010; and
- "Feature Shown" public facility actions increased due to new wireless telecommunications technology, and increased consumer demand in the County.

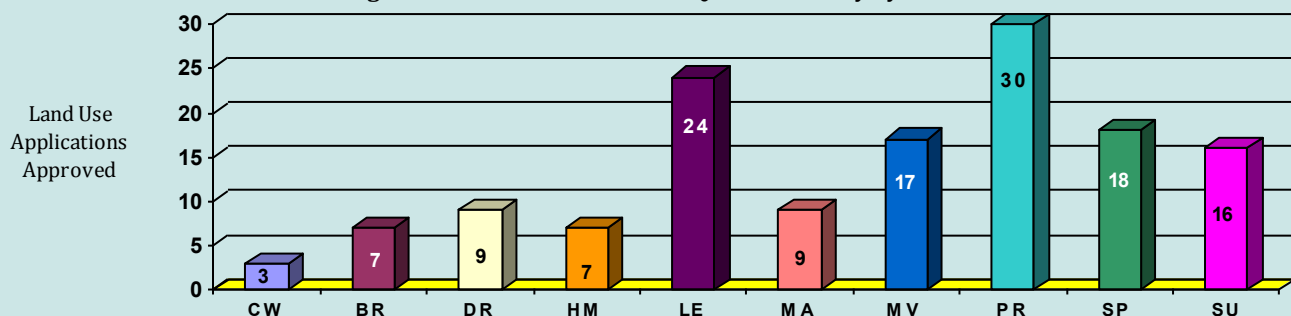
Figure 1. Land Use Actions by Year 2007-2011



July - December 2011 District Activity

Figure 2 below depicts land-use applications approved by the Planning Commission for each district for the second half of 2011. The Providence District had the most applications approved, followed by the Lee District.

Figure 2. 2011 Third & Fourth Quarter Activity by District



Will Wind Energy Power Our Future?

On January 26, 2012, the Planning Commission is scheduled to hold a public hearing on its first application involving a wind turbine: RZ 2011-SU-024, Pohanka Stonecroft LLC, located at 4175 Stonecroft Boulevard in Chantilly, VA. This case may be a harbinger of things to come; as the desire for "green" energy drives interest forward, it is inevitable that wind farms and turbines will take on greater significance in both Fairfax County and the Commonwealth of Virginia, as it has in other parts of the country.

Wind power is the fastest growing form of new energy today, in part because of its simplicity and the abundance of areas around the country that provide ideal conditions. Many of the best sites for wind turbines are oftentimes in remote or rural areas, such as mountain ranges, and supply their energy via transmission lines to the communities served. Offshore wind turbines work in similar fashion; large-scale offshore projects have been proposed for the Great Lakes region, New York and Massachusetts. Due to its unique geography, Virginia could place turbines in both mountain and offshore settings.



Offshore wind farm with horizontal-axis wind turbines

The operation of a wind turbine is a fairly simple affair; wind powers the turbine blades to generate electricity through a generator which is then conveyed through transmission lines. There are two different styles of turbine: the horizontal-axis variety and the Darrieus or "egg-beater" style (named after its French inventor). Larger turbines, like those used to provide power for utility services, are often grouped into "farms" and can generate from 100 kilowatts to several megawatts each. Smaller turbines, defined as those that generate less than 100 kilowatts, are generally used for homes or powering such items as telecommunications dishes. These smaller turbines can also be paired with diesel generators and battery systems to provide power to remote, off-grid locations where electricity is not readily available.

The use of wind energy is an old concept made new again; prior to wind turbines being used to generate electricity, windmills were used to pump water and grind grain from the earliest times. Industrialization led to a decline of these methods but also sparked a new use for wind power: generating electricity. The first wind turbines used to generate electricity appeared in Denmark in 1890 and appeared at various spots in the United States throughout the first half of

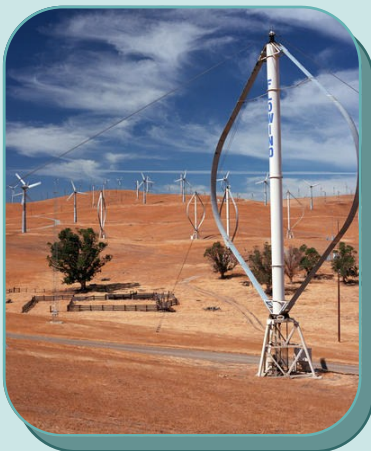
the 20th century. California benefited from a surge of growth in the wind industry in the 1970's during the widespread oil shortages but by the 1980's fuel prices had declined and wind power drifted from the public conscience. The popularity of wind energy has always been tied to the price of fossil fuels; as gas prices increase, interest in wind power increases as well. New research and development has greatly improved the efficiency of this alternative power and wind-derived

electricity is now very close in cost to conventional utility-generated power. Today wind power is utilized in 35 states and roughly 0.8% of the electricity consumed in the United States is generated by wind turbines.

Utilizing wind for energy offers unique advantages and challenges. As a clean fuel source, wind energy does not cause air pollution like power plants or fossil fuels, and its supply is infinite as opposed to conventional fuels. Conversely, a wind farm can require a high start-up cost and must rely up on transmission lines being built as with conventional power sources; it may require a longer period to recoup these costs before it even has a chance to become cost-competitive. The U.S. Department of Energy, responding to a request to help demonstrate how the nation's energy resources could be diversified, released a study titled "20% Wind by 2030". According to the report, the projected impact of a twenty percent total use of wind power throughout the country could potentially produce the following results in these areas:

- Environment: reduce electric sector emissions by 825 million metric tons annually

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Darrieus wind turbine

Will Wind Energy Power Our Future?

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- Water savings: reduce water use in the electric sector by 8% (4 trillion gallons)
- U.S. Energy Security: diversify electricity portfolio and produce an energy supply that is not subject to fuel volatility
- Energy Consumers: reduce demand for fossil fuels, in turn reducing prices
- Local Economics: provide new income sources for rural land owners and tax revenues for communities in wind development areas
- American Workers: generate jobs in the sectors that support wind energy, such as engineering, construction, transportation and financial services.

Currently in Virginia, there are no utility-size wind power farms in operation, but there are several wind power projects in the pipeline at various sites around the Commonwealth. Wind turbines are in development or in use at several high schools, colleges and museums and a utility-grade wind farm was recently approved in Highland County. That case, involving Highland New Wind Development and their request to build nineteen wind turbines, highlighted the potential controversies surrounding this new technology. Despite wind farms often being located in more remote locales, a common complaint is that a turbine (or several) can cause a negative visual impact and create excessive noise for the surrounding area. Another area of concern is the impact that a wind turbine can have

on wildlife, as avian fatalities are possible from their collisions with the tower and blades. The Virginia Department of Environmental Quality is currently establishing guidelines for the construction of utility scale wind installations to assist counties in forming their own wind ordinances.

For additional information on wind energy, visit the U.S. Department of Energy's Web site for renewable energy at:

<http://www1.eere.energy.gov/wind/index.html>

<http://www.windpoweringamerica.gov/>



Ellen "Nell" Hurley Appointed New Braddock District Commissioner

Ellen J. "Nell" Hurley was appointed on December 6 by the Board of Supervisors, on a motion by Supervisor John Cook, to replace Suzanne F. Harsel as the Braddock District representative on the Planning Commission beginning in January. Hurley officially will be sworn in by Clerk of the Circuit Court John Frey on January 18, and her term will expire on December 31, 2015.

Hurley is a retired U.S. Navy Captain with 25 years of experience in supervisory, education, technical and staff positions. Her specific assignments have included: Senior White House Systems Analyst serving President Reagan's National Security Council; Director of Plans, Programs & Budgeting for the Defense Nuclear Agency; and Executive Officer, Naval Support Facility Diego Garcia.

Hurley has been actively involved in her community, including participation in the Braddock District Community Dialog on Transportation and Land Use and the Annandale Regional Planning Study; serving as Field and Uniform Director for Braddock Road Youth Club Soccer; Girl

Scout Service Unit Cookie Manager for 36 troops; Neighborhood Watch Volunteer with the Rutherford Civic Association for 15 years; and member of the Jewish Community Center for 15 years. She also performs volunteer work for the Fairfax County Public Libraries, Medical Reserve



Corps, American Red Cross, and the Suicide and Crisis Hotline. In recognition of her extraordinary service in pursuing victory with honor as a coach, Hurley received the 2010 Champion of Character Award Recipient for Fairfax County.

Hurley has also served on a number of education-related groups including: President, W. T. Woodson High School Parent-Teacher-Student Organization; Education Chair and Corresponding Secretary for the Fairfax County Council of Parent Teacher Associations (PTAs); Officer of the Northern Virginia District of the Virginia PTA; and member of the Fairfax County Public Schools Business & Community Advisory Committee, Gifted and Talented Advisory Committee, Mathematics Textbook Advisory Committee, and Fairfax County Association for the Gifted.

Hurley earned a Master of Science degree from the University of Virginia in Urban & Environmental Planning with a concentration in Public School Policy Planning and a Master of Science degree from the U.S. Navy Postgraduate School in Decision Systems Technology. She lives with her husband, Retired Rear Admiral William Jenkins (South Carolina, U.S. Navy), near Little Run Elementary School in Fairfax, where they have raised four daughters.

Former PC Assistant Director Robin Ransom Honored

At the request of Sully District Supervisor Michael Frey, on December 6 the Board of Supervisors recognized the former Assistant Director of the Planning Commission Office, Sara Robin Ransom, for her 34 years of service to Fairfax County. Robin began her career with the Planning Commission on November 15, 1976 and continued, with brief absences following the birth of her children, until her retirement on June 17, 2011.



Front row (left to right): Kara DeArrastia (PC Clerk), Jeanette Nord (PC Deputy Clerk), Barbara Lipa (PC Executive Director), Michael Frey (Sully District Supervisor), Sara Robin Ransom, Sharon Bulova (Chairman of Board of Supervisors), Chris Ransom (Robin's husband), Karla Hardy (Robin's daughter-in-law), Suzanne Harsel (Braddock District Commissioner) & John Litzenberger (Sully District Commissioner).

2011 Website Statistics

The Planning Commission Web site continued to experience a high amount of traffic during 2011. From January 1, 2011 to December 16, 2011, the Web site logged 57,128 page views from 20,871 visitors. Total hits on the Web site numbered 1,386,783. This is seemingly down from previous years, but the statistics are now compiled by a different program which may not offer a completely similar tracking comparison. Prior to 2011, Fairfax County used *WebTrends* but following the close of 2010, all Web site statistics are now tracked via *Urchin* (Google Analytics).

Most Viewed Web Pages:

1. Home Page
2. Meeting Calendar
3. Commission Members
4. LDS Overview
5. Tysons Corner

Top Visitors by Country:

1. United States
2. Australia
3. India
4. China
5. Canada

Top Visitors by State:

1. Virginia
2. Washington, D.C.
3. Maryland
4. New York
5. California



Committee Updates

Telecommunications Committee

Members: Janet Hall, Peter Murphy, John Litzenberger, James Migliaccio, Earl Flanagan

Alternates: James Hart, Ken Lawrence

September 21: At this meeting, Chris Caperton, Chief, Public Facilities Branch, Planning Division (PD), Department of Planning and Zoning (DPZ), noted that he had met with representatives of Commlabs, a California-based company developing a land-based global position system (GPS) that would operate via chips in a personal cell phone. He indicated that Commlabs is seeking to expand its market to this area and planned to submit applications over the next year to mount eight-foot whip antennas on existing structures. He also noted that he had met with Fairfax County Public Schools staff to discuss school-related telecommunication applications to find a more efficient review process for both staff and Planning Commissioners.

The Committee also briefly discussed Commissioner Litzenberger's proposal for changes to the "Feature Shown" administrative review process. Anita Capps, Senior Planner, PD, DPZ, discussed this proposal that would require an applicant to provide information for a fully built-out telecommunications structure in the initial submission. Once approved by the Commission, the proposal would require that future additions to the structure would only require administrative review, which would yield greater time savings for the applicant, the Commission and staff. The Committee agreed to consider this.

The Committee also highlighted briefly information on wind turbines and wind energy use and possible efforts in the County. Chairman Murphy indicated that Massachusetts had begun placing turbines on Federal and industrial properties and Commissioners Hart and Flanagan noted possible uses in Sully and Mount Vernon areas of the County.

October 27: At the October meeting, Anita Capps provided an overview of the "feature shown" and 2232 processes, including timelines and documentation required. She explained the extension process for a 2232 application and noted that the denial of a "feature shown" application would automatically make it subject to public hearing. Capps also confirmed that a Commissioner could request a "feature shown" application be changed to a 2232 which would then require a public hearing. She pointed out that the Board of Supervisors could appeal PC decisions if desired.

DPZ staff also presented a work program schedule for review of the proposed 2232/"Feature Shown" draft Plan



Amendment text with a proposed Committee completion date of February 2012 that was agreed upon as well by the Committee.

December 8: Retiring DPZ staff member Anita Capps distributed a revised version of the proposed

Telecommunications Plan Text amendment which incorporated all changes submitted to date. Ms. Capps detailed the proposed revisions to the "Feature Shown" administrative review guidelines and asked that Committee members review and forward any additional changes to this document prior to the next scheduled meeting on February 9.

Chairman Murphy thanked Ms. Capps for her many years of service to the County, particularly to the Commission, and wished her well in all future endeavors.

DPZ Branch Chief Chris Caperton also indicated that on a motion by Supervisor Hyland, the Board of Supervisors had referred an item on distributed antenna systems to the Commission at its December 6 meeting. Chairman Murphy indicated that

this would be delayed until the next scheduled Committee meeting.

Tysons Corner Committee

Members: Walter Alcorn, Frank de la Fe, Jay Donahue, Ken Lawrence, James Migliaccio

September 7: This meeting was reserved as a "listening" session to obtain public views and recommendations regarding Tysons transportation funding. Presenters covered topics that included public and private sector contributions, real estate issues, private bus lines and toll fees. After a presentation by Jonathan Cox, Senior Vice President, Avalon Bay Communities, Inc., Commissioner Lawrence said that Committee and staff would continue to work with the Tysons Partnership and that public sector contributions should consist mainly of State funds, as this was their responsibility. Commissioner de la Fe noted that there was an ongoing need for the State to provide sufficient funds to the County for transportation improvements and suggested that the private sector should exert their influence on State lawmakers to help rectify this.

Dan Rathbone, Chief, Transportation Planning Division, Fairfax County Department of Transportation (FCDOT), said the estimated cost of a new street grid was based on the report "Forecasts for Tysons Corner to 2050", which had been prepared by the George Mason University Center for Regional Analysis in September 2008. Sixty percent of new streets would be constructed between now and 2030, Rathbone said, with the remaining forty percent to be finished between 2030 and 2050. Rathbone also told the group that onsite and offsite grid connections were included in the original cost estimates.

A complete breakdown of the ensuing citizen comments during the listening session can be found online at: http://www.fairfaxcounty.gov/planning/committee_minutes.htm.

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Committee Updates

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September 22: The interim Tysons progress report was discussed as Chairman Alcorn indicated that the Planning Commission had approved and forwarded a copy to the Board of Supervisors for its September 27 meeting. Fred Selden, Director, Department of Planning and Zoning (DPZ), discussed the transportation improvement time horizon as it related to the planned initial development levels and also noted that staff had reviewed the proposed funding suggestions and input from stakeholders. Staff was now performing initial transportation analyses to determine the need for transportation programs and infrastructure projects, he said. Chairman Alcorn stated that there was no hard deadline set for the Planning Commission to formally submit its recommendations to the Board, but the transportation funding issue should be resolved before zoning applications were heard. Commissioner Lawrence added that if the financing issue was not resolved prior to redevelopment, significant problems with access might occur if transportation did not keep pace with development.

James Zook, Consultant, DPZ, highlighted that regional analysis suggested that the County would continue to grow significantly over the next 20-40 years. He noted that staff would consider a concentration of mixed uses similar to that of other Community Business Centers across the County, such as Springfield, Annandale and Baileys Crossroads. The strategy of the Tysons Plan, Zook explained, was to organize growth within centers in a mixed-use environment. Mark Zetts, Co-Chairman, McLean Citizens Association's Planning and Zoning Committee, offered his view that the County would need to recoup more revenue to accommodate the rising operational costs for Tysons. Zook pointed out that almost all of the capital costs for Tysons (sewer, water, stormwater management, electricity, etc.) were user costs and generally covered by the property owners. Thomas Biesiadny, Director,

FCDOT, added that road maintenance was primarily a State function and funded by income taxes, sales taxes, gas taxes and various vehicle fees.

October 5: The challenge of finding space for athletic fields was the first discussion point at this meeting. Despite the concerns of developers that revenue-generating buildings might need to be torn down to accommodate ball fields, Commissioner Lawrence voiced his opinion that he did not think that would have to happen. The presence of athletic fields, parks and other amenities would help entice people to visit and live at Tysons, which in turn would help the surrounding businesses generate more revenue, he reasoned.

A focal point of the meeting was discussing the Table 7 infrastructure projects as shown in the Tysons Comprehensive Plan. Discussing future highway plans, DOT's Dan Rathbone indicated that staff would

consider the possibility of keeping the proposed additional lane open on Interstate 495's Outer Loop between Route 7 and Interstate 66 during peak traffic hours. Route 7 would also be widened to six lanes from Reston Avenue to the Dulles Toll Road, Biesiadny explained, with the design of the project already completed and ready to go to bidding. Commissioner de la Fe questioned whether this project should be included in the total costs of the Tysons-area road projects; Lawrence agreed and pointed out that a State-owned road would remain the responsibility of the State, even if it fell within the boundaries of the Tysons Study Area.

A discussion was also initiated with staff on transportation financing methods available, including a review of existing tax districts in the County, and what might be used in Tysons.



October 12: The Committee received an update on the status of submitted rezoning applications for the Tysons area from Cathy Lewis, Branch Chief, ZED, DPZ. Following a question and answer period on these cases, discussion shifted to the elements of a successful transportation funding program, led by Tom Biesiadny, FCDOT Director, and Len Wales, Debt Manager, Department of Management and Budget. Included was the possibility of a Tysons-Wide Special Tax District, which would be geographically restricted to the collection and expenditure of funds within Tysons as they related to transportation costs. Commissioners Alcorn and Lawrence spoke of the complexity and pitfalls of fixed funding ratios to support the area; and they pointed out the need to develop a fair and equitable

funding mechanism that would address the needs for each project line item. Commissioner Hart commented that a funding structure should allow more long-term flexibility and not be limited to a fixed allocation ratio between public and private spending. Commissioner Sargeant

added that local and State politics would eventually influence how much public funding would be allocated to Tysons versus other County revitalization projects.

November 2: At this meeting, Barbara Byron, Director, Office of Community Revitalization and Reinvestment (OCCR), reported that staff had presented the "Report to the Board of Supervisors on Tysons Corner, dated October 2011" at the Board's Revitalization Committee meeting on October 25. Commissioner Lawrence, representing the Committee at that meeting, explained that the Board had reached a general consensus on percentages for public/private funding allocations for transportation elements; in turn, he reported that the Tysons Corner Committee had accomplished their work

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Committee Updates

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regarding Table 7. A copy of the Report to the Board is available online at:

<http://www.fairfaxcounty.gov/tysons/implementation/download/2011tysonsreporttobos.pdf>.

The majority of the meeting focused on a discussion of the Tysons Grid of Streets. FCDOT's Biesiadny and Rathbone presented information on the current street network, attributes of "complete" streets, and conceptual "grids" for each planned Tysons neighborhood. They also discussed the neighborhood and access improvements planned. Following the staff presentations, the Committee discussed possible ideas for financial responsibility in each of these areas.

November 16: Transportation staff presented the Committee with information on Tysons Transit and Tysons-Wide Improvements, based on Table 7 data for 2012-2030. The bus circulator route, neighborhood bus service and regional bus service routes, all planned to be operational when Metro Phase 1 is opened, were discussed. Background information on cost estimates was presented and a discussion on financing responsibility was also begun.

December 7: The Committee continued its discussion on the Tysons-wide Transportation Improvements and the Neighborhood Intersection Improvements. The Committee also looked at funding source groupings for the Tysons-Wide Improvements and began identifying who should bear primary financial responsibilities for various road projects.

December 14: Lucia Hall, OCRR staff, briefed the Committee on the Draft Urban Design Guidelines for Tysons, currently open for public comment at: <http://www.fairfaxcounty.gov/tysons/design>. In addition, the Committee received updates from FCDOT staff on the following transportation planning studies scheduled for completion in 2012: Tysons Metrorail

Station Access Management Study; Jones Branch/Scotts Run Crossing Connector Study; Dulles Toll Road Ramp Study; Tysons Circulator Study; and the Consolidated Transportation Impact Analyses.

The next scheduled meetings for this Committee are January 19 and 25.

Environment Committee

Members: James Hart, Earl Flanagan, Tim Sargeant, Jay Donahue, Ken Lawrence
Alternates: Walter Alcorn, Frank de la Fe, James Migliaccio

November 17: Maya Dhavale, Planner III, and Noel Kaplan, Senior Environmental Planner, both Planning Division, Department of Planning and Zoning, gave the group an overview of stakeholder input on the Draft Green Building Comprehensive Plan Policy Review Strawman. Dhavale reviewed the comment "matrix" and noted that none of the Commissioners comments had been incorporated into the document at that time.

December 15: The committee continued to review the comment matrix on the Draft Green Building Comprehensive Plan Policy Review Strawman. The next scheduled meeting is February 23, 2012 to continue review of stakeholder comments.



Land Use Process Review Committee

Members: Peter Murphy, John Litzenberger, Ken Lawrence, Earl Flanagan, Tim Sargeant
Alternate: James Hart

October 20: This meeting focused on new methods devised by DPZ staff to deliver staff reports and other information electronically for better and quicker availability to all interested parties. Regina Coyle, Zoning Evaluation Division, noted that these "e-packages" could be

implemented fairly quickly and accessed by both computer and mobile devices. Barbara Berlin, Zoning Evaluation Division Director, added that she would look into the cost-effectiveness of going paperless and report back with her findings at a future meeting.

Schools Committee

Members: Suzanne Harsel, Walter Alcorn, Tim Sargeant

Alternates: Earl Flanagan, Frank de la Fe

November 10: This meeting was jointly held with the newly-established Facilities Planning Advisory Council (FPAC) of the School Board and focused



on issues of mutual interest. Discussion ensued between the Committee and FPAC on current and future school sites shown on the Comprehensive Plan; bus depot options now and in the future; a review of the 2232 process as it relates to School Bond approved projects, and coordination for co-located schools in mixed use developments. A list of additional topics to be discussed was also developed with a follow-up meeting scheduled for January 18, 2012.

Personnel and Budget Committee

Members: Frank de la Fe, Suzanne Harsel, Janet Hall, Peter Murphy

Alternates: John Litzenberger, Tim Sargeant

September 29: In closed session, the Committee reviewed rationale with staff from the Department of Human Resources and the County Attorney's Office for a required Internal Revenue designation change for members. Implementation steps were reviewed, along with necessary information to be submitted, with staff noting that the change would be initiated in January 2012.

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2011 Planning Commission

*Peter F. Murphy, Jr.
Chairman
Springfield District*

*Walter L. Alcorn
Vice-Chairman
At-Large*

*Suzanne F. Harsel
Secretary
Braddock District*

*Frank A. de la Fe
Parliamentarian
Hunter Mill District*

*Jay P. Donahue
Dranesville District*

*Earl L. Flanagan
Mount Vernon District*

*Janet R. Hall
Mason District*

*James R. Hart
At-Large*

*Kenneth A. Lawrence
Providence District*

*John L. Litzenberger, Jr.
Sully District*

*James T. Migliaccio
Lee District*

*Timothy J. Sargeant
At-Large*

The following staff contributed to this issue of the
Planning Communicator:

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This publication will be made available in
alternative formats upon request. Please call
703-324-2865 (V), 703-324-7951 (TTY).
Please allow seven days for the preparation of
material.

Ashbacher Named Assistant Director

The Planning Commission "family" welcomed Dawn M. Ashbacher in mid-September as its new Assistant Director. This position became vacant following Sara Robin Ransom's retirement in June 2011.



Residing in Burke, Dawn has lived in Fairfax County for three-and-a-half years. She was born and raised in Iowa. She earned a Masters of Public Administration degree from Iowa State University in 2005, where she completed her capstone project on managing effective multijurisdictional economic development networks.

Dawn began her career with Fairfax County in 2008 as a Budget Analyst in the Department of Management and Budget. She was previously employed as the Assistant to the City Manager of Winchester, Virginia from 2005 to 2008. Dawn has also served as an administrator and educator at a private high school in New Hampshire. As a teacher, she encouraged her students to be involved in the community, and in the process, she started learning more about local government. Following a return to her home state of Iowa, she ran a community mediation program. In that role, she observed a community divided by a highly controversial land use issue. That inspired her to use her skills in conflict resolution and education to pursue a career in local government.

In her spare time, Dawn likes to keep in shape by riding her bicycle or walking; stay in touch with her family and friends; and volunteer with Fairfax Public Access television.

Zook Ends Consulting Role



James P. Zook, former Director of the Department of Planning and Zoning (DPZ), officially retired on October 12, 2010, after serving 24 years of dedicated service to Fairfax County. Zook returned to DPZ on November 12, 2010, as a consultant to provide guidance to staff, the Commission and the Board of Supervisors on implementation of the Tysons Corner Comprehensive Plan, the Laurel Hill Adaptive Reuse Project, Phase II Dulles

Metrorail project and other duties as assigned. Zook completed his consultant role with DPZ at the end of December 2011. He was honored at a reception on December 12 at the Fair Lakes Hyatt. The Planning Commission and staff wish Zook well in his future endeavors.